Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 26, 2014

The Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. R2011-00833-(5)
ZONE CHANGE NO. 201100005
CONDITIONAL USE PERMIT NO. 201100079
ENVIRONMENTAL ASSESSMENT NO. 201100109
PETITIONER: NORTH LANCASTER RANCH, LLC
ANTELOPE VALLEY WEST ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

North Lancaster Ranch, LLC (Applicant) is requesting a zone change pursuant to County Code Section 22.16.070, to redesignate the zoning on the project site from A-1-2 (Light Agriculture-Two Acres Minimum Required Lot Area) to A-2-2 (Heavy Agriculture-Two Acres Minimum Required Lot Area), and a Conditional Use Permit (CUP) to allow development of a solar photovoltaic electricity generation facility with associated transmission lines and a water tank.

The Regional Planning Commission (Commission) held a public hearing on this matter on June 11, 2014, and considered the Final Environmental Impact Report (EIR) associated with Environmental Assessment No. 201100109, indicated its intent to adopt the associated California Environmental Quality Act (CEQA) Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP), and approved CUP No. 201100079, and recommended to the Board of Supervisors approval of Zone Change No. 201100005.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Consider the Final EIR associated with Environmental Assessment No. 201100109, State Clearing House No. 2012061068 and adopt the associated Findings of Fact and MMRP in accordance with CEQA for Project No. R2011-00833-(5) (Silverado Power Project 1);

2. Instruct County Counsel to prepare the necessary ordinance to change zones within the Antelope Valley West Zoned District, as recommended by the Commission (Zone Change No. 201100005); and

3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 201100079.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Establish development standards that ensure future development on the subject property will be consistent with the goals and policies of the Antelope Valley Areawide General Plan.

2. The proposed project would be consistent with the goals and policies of the Antelope Valley Areawide General Plan, including the provision of solar photovoltaic electricity generation, community compatible design, job creation in the renewable energy industry, and minimal impacts to the surrounding natural and built environment.

3. Maintain consistency between the land use element, Zoning Ordinance, and all applicable County regulations and standards.

Implementation of Strategic Plan Goals

This project approval promotes the County's mission to Enrich Lives Through Effective and Caring Service by implementing Departmental Strategic Plan goals for neighborhoods and sustainable communities, green development, and economic strength. The project components (zone change and CUP) sought by the Applicant were carefully researched and analyzed to ensure that quality information regarding the subject property was available.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change and CUP should not result in any new significant costs to the County or to the Department of Regional Planning as the Applicant is bearing the full cost of new development and construction including infrastructure to serve the project. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 7, 2014, the Commission conducted a public hearing on the project with its associated entitlements and continued the public hearing to June 11, 2014. The Commission took public testimony on May 7, 2014, and June 11, 2014. Pursuant to Subsection B.2 of Section 22.60.230 of the County Code, the CUP approved by the Commission is deemed to be called for review by the Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65090 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Sections 22.60.174 and 22.60.175 of the County Code.

ENVIRONMENTAL DOCUMENTATION

A project-level EIR was prepared for the project in accordance with CEQA (Code Section 21000) and the County's Environmental Document Reporting Procedures and Guidelines. The EIR concludes that all potentillay significant environmental impacts can be mitigated to a less than significant level through implementation of the mitigation measures identified in the EIR and contained in the MMRP.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change and CUP is not anticipated to have a negative impact on current services as the Applicant will construct adequate infrastructure to serve the project and through payment of connection and service fees, the project will cover its fair share to develop new infrastructure as determined to be necessary.

CONCLUSION

Should you have any questions, please contact Mr. Kim Szalay, Special Projects Section, at (213) 974-4876 or at kszalay@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:MC:SZD:KKS:ems

Attachments: Draft EIR
Final EIR and CEQA Findings
Zone Change Resolution, Ordinance, and Map
Planning Commission Approval Package including MMRP
Planning Commission Hearing Package
Staff Memo, dated May 7, 2014
Staff Memo, dated May 29, 2014
Staff Memo, dated June 5, 2014
Staff Memo, dated June 11, 2014

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Chief Executive Office (Rita Robinson, Anthony Baker)
Public Works

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